



Committed to the future of rural communities.

# RURAL DEVELOPMENT MISSOURI

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## BUILDING COMMUNITIES

### RAY COUNTY CREATIVITY GIVES RESIDENTS A LIBRARY



Ray County residents are now enjoying a new library, thanks in part to their partnership with USDA, Rural Development and their ability to think "outside the box". This innovative project is a result of the conversion of an abandoned grocery store in the business district of Richmond into a first class facility to house the Ray County Library. A \$560,200 Rural Development Community Facility loan was made to complete the financing of the \$1.5 million project. The balance of the funds needed was from their cash on hand and considerable donations. Exceptional community support was exhibited through the raising of the funds for the down payment, the physical labor donated to strip out the old grocery store to allow the most advantageous bid on the renovation, and through a private fund-raising campaign which allowed private citizens and businesses to assist in the funding of the library. Linda Walters, a member of the Ray County Library, Inc. Board of Directors stated, "The citizens of Ray County are going to have a much needed facility without raising taxes. The citizens of Ray County can truly be proud of this accomplishment". Lynne Townsend, also on the library board said, "We hope that all of our county will benefit, enjoy, and use this new library to it's full potential". Rural Development congratulates Ray County for this accomplishment and is glad to have been a partner in the success of this project.

### NEW WEB PAGE FOR GUARANTEED RURAL HOUSING LENDERS

Missouri Rural Development has developed a page on our website devoted specifically to the lenders. All the forms that are needed for lenders to complete and submit to Rural Development for a guaranteed loan are on this site. There is

also a link to all of Rural Development's loan processing offices, a link to our 1980-D housing regulations, and income and property eligibility information. To access this information go to: <http://www.rurdev.usda.gov/mo/grhpage.htm>.

### HOUSING PRESERVATION GRANTS PROVIDE FUNDS FOR REPAIRS

Awards for Housing Preservation Grants (HPG) were made in Fiscal Year 2004 to three not-for-profit agencies to provide assistance to very-low income persons for needed repairs to their homes. The recipients were: Green Hills Community Action Agency for \$37,000 to help 15 families, West Central Community Action Agency for \$57,377 to help 11 families, and East Missouri Action Agency, Inc. to help 18 families. These funds are leveraged with other state and federal funds in order to remove all the safety and health hazards that existed in the dwellings and to make other needed repairs. Rural Developments 504 loan and grant program may be used by those homeowners that qualify and be leveraged with the HPG monies. Thanks to East Missouri Action Agency, the home pictured below (red) received \$4,230 in HPG assistance and also received 504 assistance of \$14,959 in order to complete needed repairs including a new roof, soffits, and guttering. The other home (white) received assistance that will include roofing, heating and air conditioning, electrical upgrades and other interior repairs.



### EVERYTHING YOU ALWAYS WANTED TO KNOW ABOUT US...

There are currently in excess of 40 financial loan and grant programs available to rural Missouri from USDA Rural Development. Has your community taken advantage of the funding available through these programs? We are briefly summarizing some of these programs on the reverse:

**Business and Industry Guaranteed Loans:** Loans made by conventional lenders and guaranteed by USDA Rural Development to help maintain or establish private business and industry enterprises that creates employment opportunities. Limited to communities of 50,000 population or less.

**Rural Business Enterprise Grants:** Grants made to public bodies, not for profit entities or Indian tribes to support the development of private business enterprises. Limited to communities of 50,000 population or less.

**Intermediary Relending Program:** Loans made to intermediaries (public bodies, not for profit entities or Indian tribes) at 1% interest for 30 years. Intermediaries maximum loan is \$140,000 or 75% of the project cost, whichever is less. Intermediaries establish revolving loan fund accounts and then relend to individuals or public or private organizations to finance business enterprises or community development. Limited to communities of 25,000 population or less.

**Rural Cooperative Development Grants:** Grants made to non profit corporations and institutions of higher education for the purpose of establishing and operating centers for rural cooperative development. Grant will be used to facilitate the creation or retention of jobs in rural areas through the development of new rural cooperatives, value-added processing and rural business.

**Water and Waste Disposal Loan/Grants:** Loans/Grants made to public bodies, not for profit entities or Indian tribes to finance needed public water and waste facilities. Limited to communities of 10,000 population or less

**Solid Waste Management Grants:** Grants made to public bodies, not for profit entities or Indian tribes to reduce/eliminate pollution of water resources or improve planning and management of solid waste sites. Limited to communities of 10,000 population or less.

**Community Facility Loans:** Loans made or guaranteed by USDA Rural Development to public bodies, not for profit entities or Indian tribes, to finance essential public use facilities and equipment (health, fire nutrition, libraries, etc.) Limited to communities of 20,000 population or less.

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**Value - Added Agricultural Producer Market Development Grants:** Grants are made to help producers increase revenues through value-added activities that expand the customer base for their products or commodities.

**Renewable Energy and Energy Efficiency Program – Farm Bill Section 9006:** Grants are made to farmers, ranchers, and rural small businesses for eligible renewable energy and energy efficiency projects

**Direct Housing Loans:** Loans made to low and very low income applicants to buy, build or repair homes--payments may be subsidized.

**Guaranteed Housing Loans:** Loans made by conventional lenders and guaranteed by USDA Rural Development to low and moderate income applicants to buy or build homes--30 year fixed interest rate.

**Home Repair Loans:** 1% loans made up to \$20,000 to very low income applicants to repair the home they now own.

**Home Repair Grants:** Grants made up to \$7,500 to very low income applicants, 62 years of age or older, to repair the home they now own to remove safety and health hazards. Grant recipients must show they cannot afford a 1% repair loan. A loan and grant may be made at the same time if there is some repayment ability.

**Rural Rental Housing Loans:** Loans made to individuals or organizations to construct apart-ments for very low to moderate income tenants--operated on a not-for-profit or a limited profit basis with subsidized rents--can include congregate housing or cooperative housing.

**Guaranteed Rural Rental Housing Loans:** Loans made by approved conventional lenders, or the State Housing Finance Agency, and guaranteed by USDA Rural Development to build apartments for moderate-income tenants

**Site Loans:** Loans made to public bodies or not-for-profit entities to buy and develop lots to sell to very low to moderate income housing applicants at the cost of development.

**Self-Help Housing Loans:** Loans made to a group of housing applicants who agree to work together to build their own homes.

**Technical Assistance Grants:** Grants made to not-for-profit entities to provide the technical assistance to Self-Help Housing Loan applicants to build their own homes.

**Housing Preservation Grants:** Grants to not-for-profit entities to operate a program which finances repair and rehabilitation activities to individual housing owners or for the owners of rental properties for very low and low-income tenants.

We know that it is sometimes difficult for you to know which program your needed community project would fit. May we suggest that you contact the office servicing your community and let them assist you? There were many diverse projects funded in communities last fiscal year. This is the start of a new year for Rural Development with new allocations and funding. Get your application filed and be a community that we include on our list of success stories and accomplishments.

For more information, please visit our website at <http://www.rurdev.usda.gov/mo/whatwedo.htm> or contact your local Rural Development office.

**Missouri USDA Rural Development employees are  
Committed to the Future of Rural Communities.**

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